

**NOTICE OF JOINT SPECIAL MEETING & AGENDA
RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-8**

November 18, 2024 at 9:00 a.m.
via teleconference

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://us02web.zoom.us/j/7636703470>

Meeting ID: 763 670 3470

To Join by phone:

Call In: 1 720 707 2699

Meeting ID: 763 670 3470

Participant Code: press #

Mark Hunter, President	May 2025
Jesse Jenner, Treasurer	May 2025
Ryan Schaefer, Secretary	May 2025
Amanda Baker, Assistant Secretary	May 2027
Al Schlosser, Assistant Secretary	May 2027

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. PUBLIC COMMENT

3. CONSENT AGENDA (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)

- a. Approval Minutes for July 17, 2024 Joint Special Meeting (enclosure).
- b. Ratification of 2023 Annual Report (enclosure).
- c. Adoption of 2025 Annual Administrative Resolution (enclosure).
- d. Adoption of Joint Amended and Restated Public Records Request Policy (enclosure).
- e. Adoption of Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer (enclosure).

4. FINANCIAL MATTERS

- a. Review and Consider Acceptance of the Unaudited Financial Statements (to be distributed).
- b. Conduct Public Hearing to Consider Amendment of the 2024 Budget. Consider adoption of Resolution to Amend the 2024 Budget, if necessary.
- c. Conduct Public Hearings on the proposed 2025 Budgets and consider Adoption of Resolutions to Adopt the 2025 Budget and Appropriate Sums of Money (enclosures).
- d. Discuss statutory requirements for an audit.

- i. Consider Appointment of District Accountant to prepare Applications for Exemption from Audits for 2024 (District Nos. 2 ,4, 5, 6 and 8).
- ii. Ratification of 2023 Audits (District Nos. 1, 3 and 7) (to be distributed).
- iii. Consider Auditor Proposals for 2024 Audit (District Nos. 1, 3 and 7) (to be distributed).
- iv. Review and consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2025 Accounting Services (to be distributed).
- e. Discuss status of Bonds.
- f. Other.

5. LEGAL MATTERS

- a. Discuss and Consider Adoption of Resolution of Board of Directors Calling Election (enclosure).

6. MANAGEMENT MATTERS

- a. Discuss Rate Increase for Management Services and Consider Approval of Addendum to Independent Contractor Agreement for District Management Services (enclosure).
- b. Discuss Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage.
- c. Discuss and Consider Approval of Worker's Compensation Coverage.

7. OTHER BUSINESS

- d. Developer Updates.

8. ADJOURN